

ALEXANDER & PENELOPE DANN

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LETTER IN OPPOSITION

BZA Case # 20699
3801 Macomb Street, N.W.
Washington, D.C. 20016

April 29, 2022

Frederick L. Hill
Board of Zoning Adjustment
1100 4th Street S.W., Suite E650
Washington, DC 20024

Dear Mr. Hill:

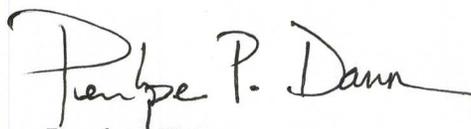
My wife Penelope and I are writing to express our **opposition** to the Application of 3801 Macomb Street, LLC, Case # 20699.

Our reasons for opposition are:

- Building an 8-unit / 22-bedroom apartment building at that location to replace the existing 8-bedroom house (thus adding 14 additional bedrooms) is an extreme deviation from the existing zoning of this property and represents a back-door rezoning of the property from Residential (Single Family) to Multi-Family.
 - There should be no entitlement of the owner to get a variance from the existing R-1-B zoning. Zoning law and your Board should protect the character of the neighborhood in this and similar instances by ensuring the properties zoned R-1-B conform to that requirement.
 - There should also be an investigation into whether the owner has already broken the existing building up into apartments, which would be a breach of the R-1-B zoning.
- Such a building provides no value to the neighborhood because 6-bedroom apartments aren't appropriate for families and would only be appropriate for students. As evidence of this, the apartments do not include kitchens and the "amenity" room in the 1st floor plan (Exhibit 6, Page 5) is labelled "Study room."
 - Any argument that this proposal would provide more affordable housing in the District is a false. The owner intends to rent at the most profitable going-rate to students.
 - If American University needs more student housing, they should build it on their existing property.
 - The parking on the premises is inadequate and will exacerbate an already difficult neighborhood parking environment. Merchants on the Macomb commercial strip will be adversely impacted.
- It is worth noting that property owner, Ata Yavalar, has consistently failed to maintain his property in good condition. That includes both the buildings and the grounds.

We strongly request that the owner's zoning variance application be rejected.

Sincerely,


Penelope Dann

Alexander Dann

Board of Zoning Adjustment
District of Columbia
CASE NO.20699
EXHIBIT NO.29